

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

103, 9802 97 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta

Listing ID:
32752

MLS ID:
A2268557

\$219,900



 **MORGAN MACLEAN**
 (780) 518-1567

 Grassroots Realty Group Ltd.
 1-833-477-6687

 103, 9802 97 Avenue , Grande Prairie , Alberta T8V 7K2

Transaction Type	Title	Days On Market
For Sale	Fee Simple	84
Zoning	Subdivision	Building Type
CC	Central Business District	Condo Complex
Year Built	Structure Type	Property Type
1999	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	9925072	1566.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
145.48	18567	0.43
Construction Type	Roof	Cooling
Stone, Vinyl Siding	Asphalt	Central Air
Heating	Inclusions	Restrictions
Forced Air, Natural Gas	N/A	None Known
Reports		
None		

VACANT/IMMEDIATE POSSESSION available for this commercial office/retail condo unit located in "Station 99". Prime location within the thriving business community along 97 Avenue in the City Center with easy access and fantastic exposure. The main floor offers 986 sq ft of bright, open space, with convenient slat wall panelling and a separate back room area with a washroom and handy janitor floor sink. The second level upstairs, features new flooring, adding 580 sq ft, including an open area, office, washer/dryer hookup, and utility room. This top space can be leased to a tenant to help offset your mortgage. Both floors have been freshly painted and fluorescent lighting is provided. The exterior has been updated, with professionally maintained grounds and ample client parking. This is your opportunity to own commercial real estate in a premium location. Condo fees are \$879.07/month and cover property management, snow removal, yard maintenance, garbage, and exterior decor. Opportunity awaits! Reach out to your Commercial Realtor® for further details or to schedule a viewing. ALSO FOR LEASE AT MLS A2268601.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.